

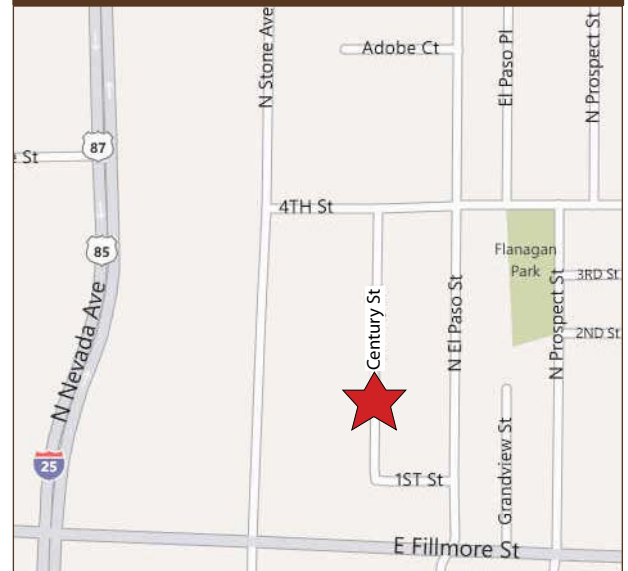
Warehouse/Distribution/Manufacturing



Property Specifications

Location:	3120 - 3170 Century Street Colorado Springs, CO 80907
Building Size:	+/- 38,096 SF see aerial on back
Lot Size:	3.49 Acres
Sale Price:	\$1,100,000 / \$28.87 PSF
Lease Rate:	\$3.99, NNN
Zoning:	M-1
Ceiling Height:	+/- 16'
Other:	Fenced and Paved Yard, Compressed Air Lines, 3 Phase Power, Floor Drains, Sand Oil Trap and 3 Ton Crane

Location Facts



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FOR SALE / LEASE

3120 - 3170 Century Street • Colorado Springs, CO



1	2	3	4
Building Size: +/- 27,019 SF	Building Size: +/- 2,720 SF	Building Size: +/- 6,197 SF	Building Size: +/- 2,160 SF
Electrical: 1,600 Amps /240 Volt	Electrical: 200 Amps /240 Volt	Electrical: 400 Amps /240 Volt	Other: Office Building
Drive-In Doors: 4 - 14' x 14' 2 - 10' x 12'	Drive-In Doors: 2 - 12' x 12'	Drive-In Doors: 2 - 14' x 14'	
Ceiling Height: +/- 16'	Ceiling Height: +/- 14'	Ceiling Height: +/- 12'-16'	
Other: Floor Drains, Radiant Heat, Exhaust Fans, Wash Bay	Other: Floor Drains, Radiant Heat	Other: Floor Drains, Radiant Heat, Exhaust Fans	